

LA TIMES

■ The Van Nuys Woman's Club will have a luncheon at noon Wednesday at the Encino Woman's Club, 4924 Paso Robles Ave., Encino. Cost is \$5 per person. Information: (818) 761-2125.

3/9/94

*no mention that Encino W.C. offered their clubhouse to VNWC because of earthquake damage. The VNWC's clubhouse is undergoing extensive repairs.*

SAT. 3/12/94

— Daily News

## Grants to help repair historic buildings

A \$5 million federal grant program will help owners repair historic buildings damaged in the Northridge Earthquake — an effort aimed at maintaining Southern California's architectural heritage, it was announced Friday.

Owners of buildings built before 1944 and damaged in the quake can receive a share of the disbursement to save the historic structures from demolition, said state Secretary for Resources Douglas Wheeler.

The money can be used to help stabilize, rehabilitate and make necessary seismic upgrades to earthquake-damaged historic sites.

Cherilyn Widell, the California state historic preservation officer, said between 7,000 and 8,000 buildings exceeding 50 years of age were damaged in the earthquake.

*625,000 ea, if divided evenly*

City News Service

## SBA raises loan cap to help small firms

Small and midsize businesses damaged in the Northridge Earthquake are getting a break from the Small Business Administration, which has raised the cap for large, low-interest loans.

SBA regulators have lifted the loan cap for companies with as few as 250 employees, making them eligible for loans exceeding \$1.5 million.

— City News Service



## Metro News

# Non-Stop Repairs to Coliseum Approved by State

■ **Landmarks:** State preservation officer approves immediate seismic work on quake damage. Some activists have bitterly opposed the renovations.

By KENNETH REICH  
TIMES STAFF WRITER

Breaking a deadlock among historic preservationists that threat-

be installed to anchor the stadium's outer wall and superstructure to an earthen berm.

Widell, at a meeting with preservationists and Coliseum officials,

and private groups. The groups have been at loggerheads over the proposed renovations, which have made it uncertain whether the repairs could be completed by a September deadline for reopening the stadium.

Widell said her office will work with the preservation groups to try to prevent such bitter exchanges as

Tutor-Saliba Corp., the contractor for the Coliseum repairs, had moved heavy equipment next to the stadium to be ready to begin repairs.

The renovation project is estimated to cost at least \$34.7 million, but Webb said this week that the costs could rise if it is necessary to demolish and rebuild the peristyle

seum repairs, and the first \$10.9 million has been allocated by the Federal Emergency Management Agency.

Calling it "negation by delay," Webb expressed alarm after Wednesday's meeting that the preservation organizations could dither so long on the repairs that the project would not begin this

[repair] schedule," Forbes said.

But Girvigian said he is opposed to any relaxation of laws "so somebody can meet a political deadline."

"As far as I'm concerned, no one wants to intentionally delay anything," he said. "But if you start to bend the rules . . . then you are not complying with the letter and the spirit of the law."



## METRO NEWS

# \$5-Million Grant Earmarked for Repair of Historic Buildings

By ERIC MALNIC  
TIMES STAFF WRITER

A \$5-million federal grant to repair historic buildings damaged in the Jan. 17 earthquake was announced in Hollywood on Friday by Richard Moe, president of the National Trust for Historic Places.

About 500 buildings have been designated as eligible by the California Office of Historic Preserva-

tion, according to Linda Dishman, a spokeswoman for the Los Angeles Conservancy.

Officials said \$3.5 million will be used for reconstruction work—with the remainder earmarked for planning, design and other paperwork. Part of the money will be available as low-interest loans and part as grants.

The money will come from the President's Discretionary Fund for

Unanticipated Needs, part of the 1994 federal emergency supplemental appropriation for disaster relief.

"Our goal is to make a difference in helping owners save historic homes, commercial buildings and other properties," Moe said.

One of the commercial buildings deemed eligible is a Spanish-style brick structure at Hollywood Boulevard and Kingsley Drive that

could be one of the city's first mini-malls.

Built in 1930, the L-shaped, two-story building flanks a small parking lot, with a pharmacy, a small market and a storefront garment factory on the first floor and studio apartments on the second floor.

Mark Finfer, owner of the building, led federal, state and local officials on a short tour Friday

afternoon, pointing out large diagonal cracks in the walls and a cornice that had tumbled into an alleyway. He estimated damage at more than \$500,000.

A number of other older buildings in that Hollywood neighborhood suffered similar damage in the earthquake, and several have been tagged for demolition.

Moe said that while touring the earthquake zone this week, he was

"impressed by the number of buildings being demolished that didn't have to be demolished."

Turning to Finfer, Moe commended his decision to restore the old structure and recommended that he ask for help under the aid program, telling him: "There are resources available to help you save that building."



# Quake loan program mired in woes from '89 temblor

By Paul Hefner  
*Daily News Staff Writer*

State administrators slated to oversee \$575 million in loans to repair homes and apartments damaged in the Northridge Earthquake are still wrangling over a half-dozen loan applications from the Loma Prieta Quake nearly five years ago, officials say.

Despite the handful of long-delayed loan requests, state housing officials contend substantial changes have been made since the troubled early years of the disaster loan program — a program in which Gov. Pete Wilson now plans to direct most of the state's quake repair dollars.

But advocates for quake victims, citing the pending applications and other problems, question whether the state is capable of making the

program work when thousands of loan applications begin pouring in.

"It was a terrible program up north. Why do it again?" said R. Mona Tawatao, an attorney for San Fernando Valley Neighborhood Legal Services, a nonprofit Pacoima law firm. "It doesn't make any sense at all."

"Instead, they should use block grants to get the money to the cities that need it," Tawatao said.

The state officials acknowledge that there have been problems, but they say some of the past delays grew out of cost-containment efforts by the state that saved taxpayers millions of dollars when loan applicants tried to inflate requests for help.

Timothy L. Coyle, director of the state Department of Housing and

Thursdays, Fridays and Saturdays 9AM - 1PM	Saturday 1300 9AM - 3PM Diam
<b>WEST LOS ANGELES</b> May 6, 7, 8 / May 13, 14, 15 Fridays, Saturdays, Sundays 9AM - 1PM	April 9 City Saturday End 9AM - 3PM Avail
<b>CANOGA PARK</b> May 19, 20, 21 / May 26, 27, 28 Thursdays, Fridays, Saturdays 9AM - 1PM	April 30 City Saturday 215 9AM - 3PM Clar
<b>NORTH CENTRAL LOS ANGELES</b> June 2, 3, 4 / June 9, 10, 11 Thursdays, Fridays and Saturdays 9AM - 1PM	May 21 L.A. Saturday 900 9AM - 3PM Alha
<b>VAN NUYS</b> June 16, 17, 18 / June 23, 24, 25 Thursdays, Fridays and Saturdays 9AM - 1PM	June 4 Vete Saturday 5000 9AM - 3PM Long
<b>FOR MORE INFORMATION ON CITY EVENTS: CALL 1-800-98-TOXIC or 1-800-988-6942</b>	<b>FOR MORE INFORMATION: CALL 1-800-55</b>

\* THESE EVENTS ARE OPEN TO ALL LOS ANGELES CITY AND



# Glitches in 1989 quake aid ironed out, administrators say

LOANS / From Page 1

Community Development, which runs the disaster loan program, concedes there were severe problems in the way the program worked initially.

"It was a mess. It was so arcane, it was bizarre," Coyle said.

The Legislature established the California Natural Disaster Assistance Program after the 1989 quake, which destroyed or significantly damaged more than 12,000 homes or apartments in the San Francisco Bay Area.

The loans, with up to \$30,000 for a home and up to \$35,000 for an apartment, were meant to serve as a last resort for quake victims turned down for other assistance for repairs to damaged dwellings.

The Legislature ultimately allocated \$158.3 million to the program. But only \$112 million of it was spent, with \$46 million eventually returned to the state's general fund. The program lent out \$96 million among 1,009 borrowers. (95,000 ea = AV)

The loans carried a 3 percent interest rate, with principal and interest due when the home was sold or the loan matured in 20 to 30 years.

Many applications were denied. Of 1,945 applications to repair homes, local officials rejected 804, and the state rejected 283 more, state officials said.

Bay Area housing critics say the program was plagued by delays.

"In the first year of the program, only 5 percent of the applications were processed. That has not been a responsive program. It's just a very slow bureaucracy," said Steve Ronfeldt, director of litigation for the Legal Aid Society of Alameda County.

Oakland housing officials said there have been other problems as well. They contend that state officials who handled applications became too rigid in reviewing loan requests, and often underestimated repair costs.

"The first law establishing the program was real general, and in an effort to answer the questions that came up, they ended up tightening up the regulations," said Jeanne Zastera, a housing development coordinator for the city of Oakland. "But in the process, they started making it unworkable."

Zastera said that the program's regulations were changed frequently, and as time went on, state officials became more and more rigid about the rules.

"As they started running out of money, they started getting stricter and stricter in interpreting their regulations," she said.

Zastera said state officials insisted that the loan money could be used to do nothing more than restore a building to its pre-quake condition, even if further repairs clearly were warranted.

Rebuilding the single-room-occupancy hotels that were damaged heavily in Oakland particularly was difficult, she said, and at least one project is still awaiting a final decision from the state.

Zastera said state officials were reluctant to allow nonprofit agencies to take over the projects or to

allow them to combine California Natural Disaster Assistance Program loan money with other financing.

"If there was any other money, they would try to deny the loan, on the basis that theirs was supposed to be last-resort financing. Their idea was, if there was any other money, you don't need ours. But you really needed both," Zastera said. "We found it didn't work real well in addressing the kinds of needs people had when building low-income housing."

A recent study noted similar problems with the program.

"It was invented on the spot, and every week, the rules were changing," said Mary Comerio, an associate professor of architecture at the University of California, Berkeley, who last month published a study on rebuilding after the Loma Prieta Quake.

The program created deep rifts between local housing agencies and state officials, Comerio's study noted.

"CALDAP's requirement to return buildings to pre-earthquake conditions appeared unreasonable and illogical to local housing agencies and the housing nonprofits," Comerio wrote.

"State officials saw the locals responding in an opportunistic way to the new possibilities opening up after the earthquake to increase the quantity and quality of the low-income housing, and found this inappropriate to the program goals," the study found.

Comerio said that the concerns of state officials were misplaced.

"The real enemy is time, not fraud," she said. "Worrying about someone getting another \$100 they do not deserve is not the issue. The issue, it seems to me, is understanding that housing is a crucial part of what makes the state's economy work."

But Coyle said state officials felt that local agencies were inflating loan requests to make repairs not

directly related to the quake.

"They were pushing the limits on the program, and there were no limits," he said. "We started by imposing deadlines and imposing cost containment on the program. As a result, we saved the taxpayers about \$50 million."

Coyle said the program's major flaw was that it allowed local officials to process the initial loan applications, but left it up to the state to ultimately pass judgment on whether the loan should be made.

Dividing responsibility for the program created problems, he said.

"The local agencies ended up being the advocates on behalf of some borrowers," Coyle said.

The pending Loma Prieta applications stem from lengthy appeals that have resulted from conflicts between local and state officials, he said.

In later disasters, Coyle said the state either maintained full control of the program or turned it over in block grants to one or more local agency to run, he said.

Other changes have been made as well. Most of the loans will carry an interest rate of 8.5 percent and loans will be capped at \$50,000.

State housing officials have recommended that most of the money earmarked for the program — \$415 million of it — go to single-family home repair. They called for \$160 million to go toward repairs to multi-family affordable housing.

Funding for the program — to be paid for out of \$1.05 billion in quake repair bonds — awaits the approval of both the Legislature and voters, Coyle said.

Officials will likely decide within the next month whether to run the Northridge Quake program at the state level or through local agencies, Coyle said.

"One thing we know is, we're not going to have the same arrangement that we had in Loma Prieta," he said.



# HOME SERVICE

TO PLACE YOUR AD, PLEASE CALL (818)713-3

## ACOUSTIC

### MALONEY CONSTRUCTION & DRYWALL

Sprayed Acoustics  
Fancy Wall Textures  
Earthquake/Water damage

#### REPAIR TO:

Drywall  
Plaster Walls  
& Ceilings  
Lic# 291485

**818-515-4300**

## ACOUSTIC TEXTURE DRYWALL FREE ESTIMATES

15 years experience  
Lic. 604770 Insured  
INLAND TEXTURE

**1 (800) 681-1186**

## AIR CONDITIONING & HEATING

### BANNER HEATING & AIR CONDITIONING

established in 1951  
Design

#### Repair & Installation

24 HOURS Quake Emergency Service  
Earthquake inspection \$48  
Authorized Dealer for:  
Payne, Day & Night, Carrier, Amana,  
Ruud, Rheem, Lennox, G.E.  
Lic. #422331

Free estimate on installation  
**(818) 988-7101**  
*We Take Pride In Our Work!*

## M.A.C. AIR CONDITIONING & HEATING

Authorized Trane Dealer  
Earthquake Inspection - \$49.00  
Additional Senior Citizen Discount  
100% Financing O.A.C.

FREE IN-HOME ESTIMATES  
(Contractor's Lic. #537473 C2d C-2 C-10 and B)  
**(818) 716-8074 • (805) 379-9443**

## APPRAISALS/PERSONAL PROPERTY

### ALL PERSONAL PROPERTY APPRAISED FOR

Valuable's list or Insurance  
Damaged or Undamaged  
ANTIQUES to MODERN  
CALL US: 310-597-0196

## BUILDING & HOME REPAIR



## EARTHQUAKE

### RETROFITTING

### HOUSE BOLTING SYSTEM

## FREE ESTIMATES

License #431250

**(818) 287-3229**

## RLB CONSTRUCTION

LIC. #522732

\* REMODELING \*

\* MASONRY \*

\* NEW

CONSTRUCTION \*

Recent Clients:

Vons Markets,  
Pasadena Civic Center,  
Cal-Trans

**(213) 789-5635**

or

**(213) 789-5636**

## BUILDING & HOME REPAIR

### SHILAU CONSTRUCTION

Lic #601476

A Full Service  
Construction Company

- Block Walls
- Chimney
- Tile
- Fence
- Brick Work
- Stone

Small Jobs Welcome

Call for Free Estimates  
Best Rates in Town.

**1-800-933-9907**

**(818) 994-4171**



The people of the Big Bear Valley would like to extend our deepest regrets to your losses, having been through our own disaster not so long ago. We can understand the turmoil you are experiencing & the apprehension that goes along with rebuilding. Therefore we have formed a group of qualified contractors to help others through these very trying times.

For more information contact:  
Art Cabral - Project Coordinator

We can tell if a California Contractor is licensed, in good standing & in the proper classification to fit your needs.

- Structural Engineer
- Gen'l Contractor
- Plumbing
- Electrical
- Roofing
- Paint • Stucco
- Drywall • Plaster
- Heating • Air Cond

S.F. VALLEY CALL:  
**818-705-5053**

## TO ALL VALLEY RESIDENTS WE WISH YOU A SPEEDY EARTHQUAKE RECOVERY GENERIC CONSTRUCTION

Quality work at handyman prices.  
Structural engineering. General contracting & masonry (423091). Free Estimates. References available on request.

**800-230-6677**

or

**213-368-6747**



## EARTHQUAKE RETROFIT and RECONSTRUCTION

Quality. Estimates fast  
Jim Palmer General Contractor  
License #672151

**800-915-0006**

## ★ GOLDEN STATE ★ ★ CONSTRUCTION ★

Whittier CA  
General Contractor  
BLOCK WALLS

★ 310-692-9445 ★

Complete quake repairs, engineering & design. Structural experts. Call us before you accept an insurance settlement. We can help - Our many quake projects in Whittier taught us a lot.

Licensed, Bonded & Insured  
L.A. Cert. Contractors

## EARTHQUAKE REPAIRS

Residential, multi-family & commercial. Locally owned & operated since 1964. Licensed Architect



## **Grants to help repair historic buildings**

A \$5 million federal grant program will help owners repair historic buildings damaged in the Northridge Earthquake — an effort aimed at maintaining Southern California's architectural heritage, it was announced Friday.

Owners of buildings built before 1944 and damaged in the quake can receive a share of the disbursement to save the historic structures from demolition, said state Secretary for Resources Douglas Wheeler.

The money can be used to help stabilize, rehabilitate and make necessary seismic upgrades to earthquake-damaged historic sites.

Cherilyn Widell, the California state historic preservation officer, said between 7,000 and 8,000 buildings exceeding 50 years of age were damaged in the earthquake.

— City News Service

## **SBA raises loan cap to help small firms**

Small and midsize businesses damaged in the Northridge Earthquake are getting a break from the Small Business Administration, which has raised the cap for large, low-interest loans.

SBA regulators have lifted the loan cap for companies with as few as 250 employees, making them eligible for loans exceeding \$1.5 million.

— City News Service



# orce to aid kes' law

imilar to the one under way for  
Sen. David Roberti, D-Van Nuys.

He has not taken a position on  
Roberti but said he is generally op-  
posed to recalls.

"As a general principle, I do not  
support recalls," Lungren said at a  
breakfast with Los Angeles political  
reporters. "I think they should be  
used only in cases where there is a  
major abuse of office."

Lungren said he has a long his-  
tory of being at odds with gun ad-  
vocates from his days in Congress  
when he supported national legisla-  
tion requiring a background check  
of people purchasing handguns.

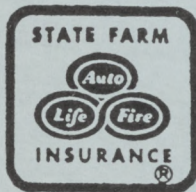
"At one time, that was the posi-  
tion of the National Rifle Associa-  
tion," Lungren said. "It drives  
them nuts when I show them the  
paperwork."

Lungren said the threat to him  
and other officials is because of  
their defense of the assault weapon  
ban.

While he opposes the concept of  
gun control, Lungren said he does  
favor requiring background checks  
of handgun purchasers, limits on  
the size of ammunition clips and  
prohibiting ex-convicts from carry-  
ing ammunition or other gun para-  
phernalia.



6. *Dear Neve*
7. *I cut this out*
8. *of The Daily News*
9. *March Saturday*
10. *DN*
- 11.



**MIKE DISPENZA, CLU**

**STATE FARM INSURANCE**

**AUTO LIFE HEALTH HOME**

313 EAST PALMDALE BOULEVARD, PALMDALE, CALIFORNIA 93550

Bus. (805) 273-2470 (818) 507-0580